166.0	0003	0015.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,072,200	/	1,072,200
USE VALUE:	1,072,200	/	1,072,200
ASSESSED:	1,072,200	/	1,072,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
33	-35	CLIFF ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MC GONAGLE MARY A
Owner 2:	
Owner 3:	
Street 1:	33 CLIFF ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 6,352 Sq. Ft. of land mainly classified as Two Family with a Multi-Conver Building built about 1908, having primarily Vinyl Exterior and 3258 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 1 HalfBath, 11 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	6352.000	639,700	5,100	427,400	1,072,200
Total Card	0.146	639,700	5,100	427,400	1,072,200
Total Parcel	0.146	639,700	5,100	427,400	1,072,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 329.15 | /Parcel: 329.1

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	GIS Ref	GIS Ref	Insp Date
110098			02/23/16

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 166.0-0003-0015.0

!12876!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	639,400	5100	6,352.	427,400	1,071,900	1,071,900	Year End Roll	12/18/2019
2019	104	FV	485,000	5100	6,352.	427,400	917,500	917,500	Year End Roll	1/3/2019
2018	104	FV	485,000	5100	6,352.	378,500	868,600	868,600	Year End Roll	12/20/2017
2017	104	FV	454,900	5100	6,352.	317,500	777,500	777,500	Year End Roll	1/3/2017
2016	104	FV	546,000	5100	6,352.	317,500	868,600	868,600	Year End	1/4/2016
2015	104	FV	448,100	5100	6,352.	274,800	728,000	728,000	Year End Roll	12/11/2014
2014	104	FV	448,100	5100	6,352.	265,600	718,800	718,800	Year End Roll	12/16/2013
2013	104	FV	465,900	5100	6,352.	252,800	723,800	723,800		12/13/2012

PRINT

Date	Time
12/11/20	02:54:23

LAST REV

Date	Time
04/12/16	15:36:13

mmcmakin

USER DEFINED

Prior Id # 1:	110098
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 12876

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	10119-139		12/10/1962			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/7/2007	131	Porch	12,800			G9	GR FY09	replace existing r
5/4/2004	320	Siding	45,300			G6	GR FY06	vinyl & 15 repl wn

ACTIVITY INFORMATION

Date	Result	By	Name
2/23/2016	Meas/Inspect	PC	PHIL C
12/23/2008	Measured	372	PATRIOT
3/12/2005	External Ins	BR	B Rossignol
3/11/2005	Permit Visit	BR	B Rossignol
12/7/1999	Meas/Inspect	243	PATRIOT
7/20/1993		MF	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		6352		Sq. Ft.	Site		0	70.	0.96	8									427,392						427,400	

Total AC/HA:	0.14582	Total SF/SM:	6352	Parcel LUC:	104	Two Family	Prime NB Desc:	ARLINGTON	Total:	427,392	Spl Credit		Total:	427,400

EXTERIOR INFORMATION

Type:	12 - Multi-Conver
Sty Ht:	2T - 2 & 3/4 Sty
(Liv) Units:	2 Total: 2
Foundation:	3 - BrickorStone
Frame:	1 - Wood
Prime Wall:	4 - Vinyl
Sec Wall:	%
Roof Struct:	3 - Gambrel
Roof Cover:	1 - Asphalt Shgl
Color:	GRAY
View / Desir:	

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1908	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G6	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wall	2 - Plaster
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	%
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	1 - Oil
Heat Type:	3 - Forced H/W
# Heat Sys:	2
% Heated:	100 % AC:
Solar HW:	NO Central Vac: NO
% Com Wall	% Sprinkled:

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	160.00
Size Adj.:	0.97233307
Const Adj.:	1.01989794
Adj $ / SQ:	158.669
Other Features:	126500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	717183
Depreciation:	77456
Depreciated Total:	639727

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units: 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 11		BRs: 4			Baths: 2				HB 1		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
1	5	1	
Totals			
2	11	4	

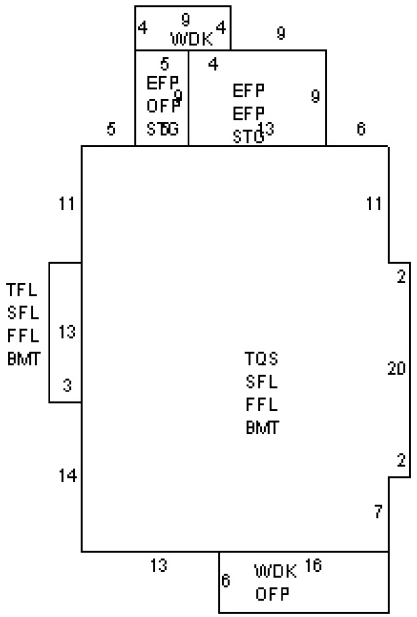
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	158.67
Special Features:	0	Val/Su Net:	124.14
Final Total:	639700	Val/Su SzAd	196.38

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,181	47.600	56,216
FFL	First Floor	1,181	158.670	187,388
SFL	Second Floor	1,181	158.670	187,388
TQS	3/4 Story	857	158.670	135,900
EFP	Enclos Porch	279	37.720	10,524
STG	Storage	162	7.380	1,195
OFP	Open Porch	141	28.760	4,056
WDK	Deck	132	13.850	1,828
	Net Sketched Area:	5,153	Total:	590,683
Size Ad	3257.5	Gross Are	5438	FinArea 3258

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:	Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 166.0-0003-0015.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	1920	21.25	T	40	104			5,100			5,100

More: N	Total Yard Items:	5,100	Total Special Featues:		Total: 5,100